

Upper Oak Park

1. Oak Park
2. Cottage Hospital
3. Garfield School

## 7. Oak Park

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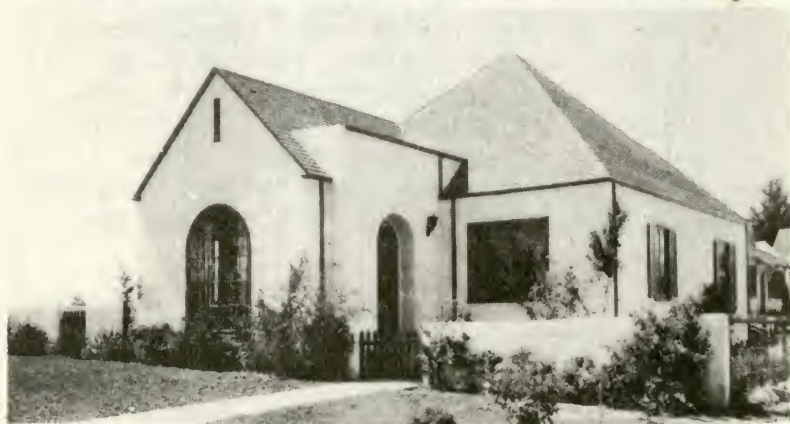
Each of Santa Barbara's neighborhoods has a unique social and physical character which changes over time. One of the city's distinctive neighborhoods is the area around Oak Park and Cottage Hospital, to the northwest of downtown, which is bounded by State Street, Alamar Avenue, Highway 101, and Mission Street. Upper (northern) Oak Park, once a strictly residential neighborhood of single family homes, now contains a mixture of medical offices, apartment complexes, condominiums, and homes. These changes have been brought about primarily by the ongoing expansion of Cottage Hospital and the Sansum Clinic.

The ninety-year-old neighborhood is nonetheless still important as a residential area, in part because of its convenience to downtown Santa Barbara. However, as doctors have chosen to locate their offices closer to the hospital and clinic, an increasing number of homes have been converted to medical uses. Many smaller houses built before the 1930s have become less valuable



*The original Cottage Hospital, founded in 1891,  
was an ornate redwood structure.*

*(Source: Santa Barbara Historical Society)*



*This five-room house at 2135 Chapala Street, completed in 1927, was typical of those built around the hospital and Garfield School. (Courtesy Special Collections, University of California, Santa Barbara)*



than the land under them, making these properties prime candidates for commercial development. Furthermore, those houses now on the market are too expensive for middle income families, who until the 1970s had been able to buy homes in this area. If the construction of apartments and the expansion of medical facilities continues, Oak Park will face problems related to increased residential density, traffic and parking. What was once a quiet residential neighborhood is now a center of commercial and medical activity.<sup>1</sup>

When Cottage Hospital was founded in 1891, its location was considered far out in the country, although it was actually only two or three miles from the center of town. Much of the land in the surrounding area had been subdivided by this time, but only a few homes had been built in the neighborhood.<sup>2</sup> Streetcars ran from the beach to Oak Park, linking the hospital with the rest of the community. Cottage Hospital was first planned as a complex of cottages, each housing a separate medical department, but instead a less costly, three-story, 25-bed redwood building was constructed. The facility nevertheless retained the "cottage" name. By the early 1900s pamphlets such as Charles Nordhoff's "California for the Traveler and Health Seeker" (1872) had publicized Santa Barbara's pleasant weather and superb scenery, thus adding to the town's reputation as a resort community.<sup>3</sup> The construction of the hospital further enhanced this image.

Near the hospital, on the banks of Mission Creek, is Oak Park, a seventeen-acre recreational

area acquired by the city in 1904. Formerly privately owned, the land comprising the park had been threatened by a subdivision proposal in that year. Through the efforts of Henry Tallant's "Save Oak Park" movement, the development was halted and a bond issue was passed allowing the city to purchase the park.<sup>4</sup> Before World War I the area around the park was largely an upper middle-class residential community. One subdivision known as Oak Park Village was publicized as being "for whites only," illustrating the exclusiveness of the community. Garfield Elementary School on Padre Street, between Bath and Castillo Streets, was particularly affected by the subdivision, since Mexican-American children were encouraged to go to school elsewhere. Oak Park also had its own fire station next to the school, which was manned by a neighborhood volunteer force from 1907 until 1919, when it was closed by the city. Although some homes from the 1890s still stand in the neighborhood, Oak Park is best known for its small California bungalow homes built in the 1910s and 1920s.<sup>5</sup>

Another important institution that has shaped the neighborhood's history is the Sansum Medical Clinic. Praised as a "sanatorium city" by Eastern newspapers for many years, Santa Barbara seemed an ideal spot for a research clinic to Dr. Nathaniel Dowditch Potter. Accordingly, he moved his metabolic clinic from New York to California in 1917. Potter chose the Oak Park area for the new location of his clinic because it was close to the expanding Cottage Hospital and far from the "social stresses of metropolitan life."<sup>6</sup> When Potter died in 1919,

Dr. William D. Sansum took over his position as director of research, since his own work with metabolics was much like that pursued by his predecessor. The original clinic was absorbed by Cottage Hospital in 1920 as the Potter Memorial Wing, while Sansum's tireless efforts to perfect the use of insulin for the treatment of diabetes gave the hospital a national reputation as a strong research institution. In 1928 the Sansum Medical Clinic was created as a separate facility and soon became recognized as a major center for diabetes research.<sup>7</sup>

Cottage Hospital had outgrown its facilities by 1915, when a fifty-bed, two-story steel and concrete building was constructed. After the completion of the Potter Memorial Wing in 1920, and the Bliss Children's Wing in 1921, the Louise Savage Knapp College of Nursing was founded in 1923, across the street from the hospital, at 2420 Bath Street. Having survived the 1925 earthquake, the hospital continued to grow with the support of numerous endowments from local citizens. A new surgical and maternity wing was donated by philanthropist Max C. Fleischmann. The hospital also benefited from Dr. and Mrs. Elmer J. Bissell's gift of a large auditorium, which added to the already impressive facilities. Improvements were postponed during the 1930s because of the Depression's effect on the building trade and a curtailment in the number of donations that had funded new projects. Free care for the needy was made available in 1939, however, when one generous donation provided money for some patient care and the founding of the Free and Part Pay Department. By 1941



the hospital had expanded to 165 beds, establishing it as a major medical institution and an important local employer.<sup>8</sup>

During the Depression, residential building came to a virtual standstill in the Oak Park neighborhood, and some families lost their homes to local banks because they could not meet the mortgage payments. The federal Home Owners' Loan Corporation was created in 1933 to help such families by loaning funds to refinance mortgages. Because there was little new construction in these years, the neighborhood retained an unchanging appearance until after World War II, when the rising demand for housing put pressure on residential areas throughout the city.

Soon after 1945, while other parts of the city continued to be developed for single-family homes, the southeastern section of the Oak Park area, around State and Arrellaga Streets, was opened to commercial expansion. In 1946 two amendments to the existing zoning ordinance were made so that developers could build offices or convert houses into offices. All new construction was subject to approval by the newly-formed Architectural Board of Review.<sup>9</sup> Hospital service was an important issue at this time because the rising cost of medical equipment made it difficult for small hospitals to keep up with the latest technology. A Citizens Advisory Committee on Health and Hospital Care was appointed by the City Council in 1948 to assess Santa Barbara's health needs. Aware of this concern for health care, local government officials generally encouraged plans for improving

existing hospital facilities.<sup>10</sup> As a result, doctors who wished to locate their offices closer to the hospital or build more extensive clinics were often successful in getting land rezoned for medical or commercial use. Even so, large parts of the Oak Park neighborhood remained unchanged until the early 1960s.

Oak Park itself was a busy place during and after the war. Recreation programs sponsored by the City Recreation Department were designed to strengthen the city's families in the face of financial and emotional stresses. Band concerts were held on Thursday evenings during the summer, with music ranging from "a Sousa march to Wagner and Tchaikovsky." In 1949 a new dance pavilion was dedicated increasing the park's appeal as a gathering place for local residents. As many as 600 people at a time attended the Old Time Open Air Dances held in the park. Puppet shows were put on for young children, and horseshoes was a favorite game for the adults.<sup>11</sup> In 1981 long-time resident Mrs. Mary Richardson warmly remembers the city-sponsored family picnics, at which people shared potluck suppers and pleasant evenings in the park.<sup>12</sup>

The expansion of the Sansum Clinic and Cottage Hospital, however, was to have a profound effect on the Oak Park area. Shortly after the death of Dr. Sansum in 1948, the Sansum Medical Research Foundation was created to carry on his work in metabolics and cancer research. The foundation explored new methods of manufacturing insulin and conducted studies on cholesterol problems and the detection of cancer



cells.<sup>13</sup> Cottage Hospital was recognized for its own research programs in 1950, when the United States Public Health Service awarded the hospital a \$45,000 grant for basic cancer research.<sup>14</sup> As both the clinic and the hospital gained national attention as research centers, the neighborhood became identified more as a medical community than as a residential area.

Although the Oak Park area housed a growing medical complex, it remained a popular residential neighborhood, especially for young families. Moderately priced homes appealed to families, as did the Garfield Elementary School. Built in 1906, Garfield School had grown along with the neighborhood, expanding as the number of children attending increased. In 1935 a new facility was built, which included eight classrooms, a health suite, an administration addition, and an auditorium able to hold 300 people. In 1950, two portable classrooms were purchased by the school to ease overcrowding in the classrooms, and in 1953 a new cafeteria was built. Clearly, the neighborhood was filled with families and young children who needed extensive school facilities.

While the school grew to accommodate more children, the medical complex was also expanding to accommodate more patients. Conflicts over land use between residents and the medical institution surfaced in the 1950s when residents recognized the possible problems associated with commercial and medical developments in their neighborhood. In 1955 a new three-story structure replaced the original Sansum Clinic.

New construction in a residential area required its own off-street parking, according to the zoning ordinance, but the increased traffic that came with a larger health complex nonetheless worried neighborhood residents. A conditional use permit was approved in 1959 to rezone one section of land in the area for a parking lot, although thirty-two residents petitioned against this step. They were afraid the additional traffic would be hazardous to children on their way to and from Garfield School, only one block away. Other residents asserted that the clinic was trying to buy up all the land in its immediate vicinity so that it could expand even further into the residential area. Protesting against the city's continued support for the development of medical facilities, one local resident told the Planning Commission that "people who are just citizens don't have a voice at all -- the professional people are the ones you listen to."<sup>16</sup> This sentiment was expressed by others who believed that the new flat-roofed apartments and the additions to the hospital and clinic were destroying the neighborhood's character and claiming landmarks, such as a former plant nursery on De la Vina Street that had been demolished to make way for a fifty-one-unit apartment complex. One Oak Park homeowner insisted in 1959 that she would not sell her house, exclaiming, "Why! They might want it for a parking lot!," the fate of many an older home.<sup>17</sup>

In the late 1950s, the Oak Park region began a more pronounced phase in its transition from a predominantly single-family residential

neighborhood to an area with a mixture of multiple-family dwellings, medical offices, and parking lots. In 1959, for example, an eleven-unit apartment building replaced a home that had been demolished at 2121 Castillo Street. At 2301 Castillo, another home built before 1925 was converted into a medical office by two local doctors. The area around Cottage Hospital was zoned for medical use in 1957, but because offices and clinics were permitted in residential (R-3) areas until the 1960s, further rezoning for health care services was not needed.<sup>18</sup>

The lower (southern) portion of Oak Park Lane provides a good example of the continuing zoning controversy in the area. Located near Mission Creek, Garfield Elementary School, and downtown stores, Oak Park Lane has been an attractive and convenient residential area for many years. However, it also became a target for development, as a number of property owners decided to build apartments or convert homes into medical offices, as had been permitted in the upper portion of the lane since 1957. When these owners petitioned in 1962 for a zoning change in the lower section from R-2 (one and two-family dwellings) to R-3 (multiple-family dwellings), nearby residents petitioned against their plans. The City Planning Commission denied the zoning change, since the R-2 zone had been created to protect the area from the "encroachment of apartments."<sup>19</sup> Planning Director Charles Washburn explained that the proposed plans were "not in keeping with existing and probable future development of the area," which the Commission envisioned as a





### Zoning Designations

E-3: One-Family

R-1: One-Family

R-2: Two-Family

R-3: Limited Multiple-Family

R-4: Hotel, Motel,  
Multiple-Family

R-0: Restricted Office

C-0: Medical Zone

C-2: Commercial

neighborhood of single-family residences and duplexes.<sup>20</sup> Eight years later, the Planning Commission would no longer view the lane in this way, however, and would reverse its decision on the same zoning issue. Even in 1962, some sections of Oak Park Lane were being developed. For example, a ten-unit apartment building replaced a home at 2220 Oak Park Lane, and across the street another home was demolished for a nine-unit building.<sup>21</sup>

While apartment and medical office development continued, Cottage Hospital expanded its facilities. The hospital had been gaining a strong reputation in the community, as well as national recognition as a cancer treatment center. With a payroll of nearly two million dollars in 1961, it was also a major employer in Santa Barbara. In 1962 Cottage Hospital began the first phase of a major expansion program with the construction of a new emergency care facility. As in the past, all new construction was funded through private donations, including a \$482,000 gift from the Max C. Fleischmann Foundation. While plans for the hospital's growth continued, the recurring problem of adequate parking concerned administrators of both the hospital and the adjacent Sansum Medical Clinic. Upon the completion in 1964 of Cottage Hospital's five-story addition, constructed after a zoning variance had been granted, the controversy over parking provisions intensified.<sup>22</sup>

Some owners of the property surrounding Cottage Hospital wanted their land rezoned so they could develop medical offices or clear their property for a parking lot. Although zoned for



residential use, many streets around the hospital were traveled by emergency vehicles, making them undesirable locations for homes. Some believed that Los Olivos Street should be included in the medical zone that encompassed the hospital's facilities. The rezoning was delayed by the Planning Commission in 1964 until a similar zoning study of the Saint Francis Hospital area in Santa Barbara's Lower Riviera neighborhood was completed. The results of that study convinced the commission to recommend that the Oak Park area remain residential. The city's Planning Director, Jack E. Leaman, suggested that medical office zoning be allowed in multiple-family areas, but not in the single-family areas, a policy which would protect most residential properties from commercial intrusion. He also believed that the neighborhood around Garfield School "should be encouraged to remain residential, taking advantage of the school and park facilities which helped to make these areas desirable living environments."<sup>23</sup> The City Council agreed with the commission, preserving the neighborhood as a residential area for the time being.<sup>24</sup>

Other areas in the neighborhood were rezoned to allow small offices serving architectural or legal firms. Properties rezoned for office use in 1965-66 included lots at East Alamar Avenue and State Street, a parcel on East Victoria Street, and another on West Arrellaga Street, reinforcing the trend toward commercialization in the neighborhood.<sup>25</sup> Sixty-six other properties in the southeastern portion of Oak Park neighborhood were rezoned for offices in 1966,





Oak Park has long been a focus of recreational activity, including puppet shows sponsored by the Recreation Department.

(Courtesy Santa Barbara News-Press)



The addition of more special-use buildings in the 1960s expanded the Cottage Hospital complex further into the neighborhood.

(Courtesy Santa Barbara News-Press)

with a recommendation from the Planning Commission that no further expansion of commercial or office uses be allowed near the hospital. These properties were considered to be in a "transitional zone" because of their proximity to commercial or public use and as such were subject to rezoning in the future.<sup>26</sup>

The question of rezoning lower Oak Park Lane continued to create controversy in 1967. A zoning violation at 2206 Oak Park Lane sparked the debate over residential uses in the neighborhood. The duplex had more than two families living in it, in violation of the zoning ordinance. The Planning Division suggested that the area be rezoned for multiple-family dwellings, but because the change was considered by the Planning Commission to be improper "spot zoning," the rezoning was denied. However, rezoning would be reconsidered in the future after street, sidewalk, and gutter improvements were made to qualify the area for multiple-family use, a contingency which encouraged developers to push for these improvements.<sup>27</sup>

As Cottage Hospital administrators made plans for more additions to the hospital, many inquiries were made to the Planning Commission concerning the expansion of the medical zone in the surrounding area. A variance from the provisions of the zoning ordinance had been granted in 1966 to permit the construction of a six-story addition to the hospital, which was completed in 1968. The existing medical zone limited buildings in the area to three stories, but the Planning Commission made an exception for the hospital.<sup>28</sup> The Planning Commission



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approved the expansion on the condition that one parking space be provided for each additional bed in the hospital. The hospital had not provided enough parking in the past, and city officials now worried about additional parking and traffic problems. Traffic was also increased because of the growing number of doctors' offices located near the hospital. Early in 1970 the Planning Department proposed, and the City Council adopted an amendment to the city's General Plan to allow the expansion of the medical center around Cottage Hospital.<sup>29</sup>

In response to the expansion of medical facilities, the city Planning Division conducted a research program in 1970 at the request of the Planning Commission to explore the effects of medical development on the neighborhood. Many parcels that had changed hands between 1964 and 1966 were somehow connected with this expansion. During this two-year period twelve lots had been bought by individual doctors and nine by either Cottage Hospital or the Sansum Clinic, while another nine were already being converted to medical offices. A survey taken of the 330 doctors who practiced at Cottage Hospital found that forty-three percent had offices nearby. Staff and patients at convalescent hospitals in the area were also questioned about the effect Cottage Hospital had on their facilities. Most thought that the easy access to the hospital outweighed the area's traffic and noise problems. The study indicated that at the rate medical buildings were being developed, it would take only twenty-five years for the rest of the residential land in the medical zone to be converted



to medical purposes. The general recommendation of the study, therefore, was to allow properties within one block of the hospital to be included in the medical zone, since development would come gradually and would not actually disturb the structure of the neighborhood.

In 1970 yet another rezoning dispute erupted over Oak Park Lane.<sup>30</sup> After the city had made street improvements, the Planning Commission recommended that the southeastern section be rezoned for multiple-family residences. One protest, from Mr. and Mrs. J.N. Horner of West Los Olivos Street, stated that "there are entirely too many apartment houses with another under construction, for such a small area." They were joined in their protest by a group of forty-seven local residents, who petitioned against the rezoning. However, the commission had already stated in 1967 that it would reconsider rezoning lower Oak Park Lane after improvements had been made. In 1970 it voted in favor of changing the zone. According to the commission's statement, Oak Park Lane was "logically a part of a district now zoned for a higher density of residential land use." With the approval of a new zoning map amendment for Oak Park Lane on July 14, 1970, this two-family residentially-zoned area, so rigorously protected by the commission in 1962, became subject to more intensive land use.<sup>31</sup>

Garfield School also experienced a period of change in the 1970s. It had always been an important part of the Oak Park neighborhood, from the time it opened as a small wooden building in 1906, through the 1950s, when it was

expanded to meet the growing needs of the community. Many families, as mentioned earlier, settled in the Oak Park area just to be close to the elementary school. Enrollments began to drop in the 1960s, however, as fewer families moved into the area and the children of current homeowners simply grew up and went to other schools. Still, a great amount of concern was expressed when the Board of Education's 1969 "Master Planning Report for the Future" scheduled Garfield School for closure and conversion to a special education center.<sup>32</sup> The school district administration's "Desegregation and Integration Plan" also called for the closure of both Garfield and Jefferson schools, because they did not provide an adequate ethnic mix of city students. Those children who lived in the Oak Park area were to be bused to different schools to facilitate proper integration of the school system. Concerned parents quickly formed a "Save Our Neighborhood Schools Committee" to keep Garfield and Jefferson schools open. Closing the schools would create hardships for many families. One woman argued at a public meeting that she did not want her five children bused across town to go to school, because she could feed them all at home for what it would cost to buy one school lunch. Although many residents disapproved of the city's plan, the school was in fact closed in 1972 due to a lack of money and declining enrollments. There were simply not enough young children in the neighborhood to justify the school's existence; fewer families were moving into the area as many older homes were being demolished to make room for offices or apartment complexes that often did not allow children.<sup>33</sup>



Cottage Hospital and the Sansum Medical Clinic became even more powerful forces in the Oak Park neighborhood during the 1970s. In 1971 the hospital built parking lots on its property on Bath and Junipero Streets in compliance with provisions made in its expansion plans. Although the lots were nicely landscaped, they were still seen by local people as an intrusion into the residential area. The hospital continued to grow, a new southwest wing and the David L. Reeves Medical Library being added in 1973. Plans for further expansion put pressure on property owners near the hospital to sell. According to one long-time resident, hospital officials made it so uncomfortable that some eventually sold out to the hospital.<sup>34</sup> Administrators of the Sansum Medical Clinic also decided to expand their facilities. After a detailed analysis of the parking situation had been made, the city approved plans for a new 150-room clinic and 255-space parking lot. The three-story, Spanish-style structure was built in 1975.<sup>35</sup>

When the original Sansum Clinic was torn down to make room for a parking lot in 1977, an era of Oak Park's history had truly passed. Several planning commissioners urged the clinic to invest in the construction of a parking garage to be shared with Cottage Hospital, but this plan was never adopted. In 1980 another request came for a demolition permit to tear down three houses on the clinic's property in order to build another parking lot. The Planning Commission recommended a denial, since it felt the clinic should not expand at the expense of the residential area. The City Council,



however, overturned the commission's denial and the houses were razed.<sup>36</sup> Officials at the clinic felt the public good was best served by the construction of the parking lot and did not consider this small reduction of the housing stock in the neighborhood a major issue. Cottage Hospital administrators planned further expansion in 1977, when a twelve million dollar bequest was left to the hospital by Alice Keck Park. A building program proposed in 1980 included the removal of a four-story wing, the addition of two more buildings, and the relocation of the main entrance to face Castillo Street.<sup>37</sup>

Plans were also made for a new medical office and condominium development on De la Vina Street and Nogales Avenue, renewing concern over traffic and parking problems in the Oak Park neighborhood. Some planners feared that the loss of affordable housing would have a detrimental effect on the area and were quick to make suggestions for strict guidelines for further medical development. Since passage of a new ordinance on June 10, 1980, condominiums have only been acceptable with special provisions such as additional parking spaces and adequate storage areas.<sup>38</sup> Unfortunately, while less expensive than many of the homes in the Oak Park neighborhood, condominiums are still beyond the means of most middle-income families. The choice between medical facilities and affordable housing is clearly becoming a major issue in the neighborhood.<sup>39</sup>

Garfield School became a special education center in 1975, but by 1979 its future seemed



*The recent conversion of Garfield Elementary School to an Adult Education Center reflects the changing patterns of the neighborhood.*



*The sprawling facilities of Cottage Hospital and the Sansum Medical Clinic have made a mark on the Oak Park neighborhood, where parking is at a premium.*



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uncertain. The Santa Barbara Community College District became interested in the school for a new adult education facility after its buildings on Santa Barbara Street were determined sub-standard under state laws for credit classes. The City Housing Authority was also interested in Garfield, since it believed the building could be converted into duplex units for elderly residents. This idea never came to fruition, however, because the Housing Authority could not then afford to renovate the facility. In January 1981 the College District was able to sell its Santa Barbara Street property to the Santa Barbara Trust for Historic Preservation, since a portion of the land was included in the boundaries of the old Spanish Presidio, which the Trust and the State of California intend to reconstruct. With the sale of this land, the district was able to buy Garfield School. It was hoped that the adult education center would bring more people together in the Oak Park neighborhood and help generate community spirit.<sup>40</sup>

Several influences, most notably the growth of Cottage Hospital and the Sansum Clinic, have over the past forty years transformed large portions of the Oak Park neighborhood. This trend was not, however, in opposition to general opinion. A poll taken for the hospital in 1980 registered neighborhood and city-wide opinion about the hospital. The survey showed that most people in the neighborhood and city-wide were satisfied with both the services provided by the hospital and the continued growth of its facilities. A majority of those questioned



believed it was good to live near a hospital, although some complained about noise, traffic, congestion, and parking.<sup>41</sup>

Oak Park, in summary, is a neighborhood passing through a fundamental transition. While most still consider it a nice residential area, the threat of commercial and medical development has caused great alarm. Long-time residents have seen many of their neighbor's homes demolished to make way for apartment buildings and parking lots.<sup>42</sup>

Other homes have been converted into medical offices. The neighborhood school has also been converted, from an elementary school to an adult education center, reflecting the changing age structure of the neighborhood. Clearly the character of Oak Park is changing, yet it need not lose entirely its identity as a residential area. The future character of the neighborhood will depend to a great extent on the willingness of residents to adapt to these new developments. If homeowners can accommodate themselves to the new functions of the neighborhood, and if developers will consider the impact of their plans on the community as a whole, perhaps a balance can be struck between stability and growth.

## ENDNOTES

1. Santa Barbara Planning Task Force, Neighborhood Fact Book, volume 2 of Santa Barbara: The Impacts of Growth (1974), p. 26.4. Forty-four percent of the homes in the Oak Park neighborhood were built before 1940.

2. "Cottage Hospital: 1904," Santa Barbara News-Press (hereafter SBNP), 10 May 1970; Santa Barbara County, County Recorder's Office, Miscellaneous Books. The Grisby Tract near Hollister and State Streets was a land grant to Henry Carres on Oct. 16, 1866. (Book 3, p. 23). The Van Vactor and Myers addition was approved March 3, 1874. (Book 1, p. 45). The Oak Park Tract became an addition to the city Feb. 25, 1888. (Book 4, p. 23). Neal's addition was added August 15, 1873. (Book 1, p. 44).

3. Fifty Years of Service, 1891-1941 (Santa Barbara: Cottage Hospital Board of Directors, 1941), pp. 2, 10; "Santa Barbara's Hospitals Have Tradition of Service," SBNP, 7 May 1967.

4. Mary Louise Days, Park Histories (Santa Barbara: City Planning Division, 1977), p. 86; "Oak Park: The Children's Gift to Santa Barbara," SBNP, 18 May 1970; Walker Tompkins, Westside, Neighborhood Series #10 (Santa Barbara Board of Realtors, 1980), p. 7.

5. "Santa Barbara Yesterdays: Oak Park Teahouse, 1913," SBNP, 1 November 1970; Santa

Barbara, Community Development Department, "Architectural and Historic Resources Survey," 2508 Castillo Street: a two-story home built about 1890; 2513 Castillo: an 1890 Farmhouse vernacular home; 2518 Castillo: the 1895 home of wildflower artist John M. Gamble; 2524 Castillo: an 1890s Queen Anne-style home; Tompkins, Westside, pp. 5-7.

6. Tompkins, The Continuing Quest: Dr. William David Sansum's Crusade Against Diabetes (Santa Barbara: Sansum Medical Research Foundation, 1977), pp. 11-18.

7. Fifty Years of Service, p. 17; Tompkins, The Continuing Quest, p. 118.

8. Fifty Years of Service, pp. 7, 10-12, 25.

9. Santa Barbara, Zoning Ordinances (located in City Clerk's Office): Amendment to section 8, lot 17, block 61 rezoned from R-3 to C-1 for Dr. L. Girsh, April 4, 1946; W.E. Maddy property, lots 6, 7, 8, and 9, Oak Park Tract, block A, rezoned from R-2 to R-3 and trailer camp, November 1946.

10. "Hospital Services Remain a No. 1 Problem," SBNP, 1 May 1948.

11. "Hundreds Applaud Summer Oak Park Concert Revival," SBNP, 9 July 1948; "Oak Park to be Scene of Dance," SBNP, 15 July 1948; "Oak Park Open-Air Dance Will Add New Features," SBNP, 1 September 1949; "Oak Park Dances to Have Varied Program," SBNP, 22 September 1949.



12. Interview with Mrs. Marguerite Richardson, 4 April 1981. The Richardsons were active in school and community affairs, and, although they had no children, were even members of the Garfield School PTA. Mr. Richardson was a cabinetmaker and carpenter who often helped out at the school when repairs were needed or a booth for the school carnival had to be constructed. Mrs. Richardson recalls the PTA meetings, when the principal would thank "all the parents, and Mr. and Mrs. Richardson" for their help.

13. Tompkins, The Continuing Quest, pp. 191, 201, 211.

14. "\$45,000 Granted for Cancer Research at Cottage Hospital," SBNP, 5 July 1950.

15. "Twenty-five Years Ago," SBNP, 31 March 1960; "Visitors View Handsome New Garfield Cafeteria," SBNP, 25 November 1953.

16. "Planners Grant Clinic Park Lot Next to Church," SBNP, 8 July 1950.

17. "Residents Remember Persons If Not Story of Jesmary Ln.," SBNP, 3 January 1959.

18. Santa Barbara, Community Development Department, Land Use Controls Division, Building Permit File (hereafter Building Permit File): 2121 and 2301 Castillo Street; "Chapala Street Resident Objects to Spot Zoning," SBNP 19 August 1961; "The 'Changing of Zoning' Wand," SBNP, 10 December 1961.

19. Santa Barbara, Community Development Department, Land Use Controls Division, Rezoning Case File (hereafter Rezoning Case File): Oak Park Lane, February 1962, Staff Report, May 18, 1967. The owners of the property petitioned for a zoning change from R-2 to R-3, which was denied by the City Planning Commission's Resolution no. 20 on February 15, 1962. Also on file is a petition from residents of Parkway Lane alley to the Architectural Board of Review protesting plans submitted by Gordon Olson and Associates for the development of an eighteen-unit apartment complex on Oak Park Lane. Residents specifically objected to the planned designation of the twelve-foot alley as a public thoroughfare.

20. Ibid., March 12, 1962.

21. Building Permit File: 2220 Oak Park Lane. This home was demolished by owner Gordon Olson in 1962 to clear the site for an apartment complex. 2221 Park Park Lane. This home was demolished by owner Eric Schill in 1963 to clear the parcel for a nine-unit apartment building.

22. "Cottage Hospital," SBNP, 3 July 1961; "Cancer Foundation Gains in Reputation," SBNP, 4 February 1962; "Cottage Hospital Starts First Phase of Major Project," SBNP, 16 February 1962; "Fleischmann Grant Aids Hospital Fund," SBNP, 28 April 1962; "Cottage Hospital Addition Shaping Up," SBNP, 7 July 1963; "Cottage Hospital Spreads a Wing," SBNP, 15 November 1964.

23. Rezoning Case File: Cottage Hospital, letter from Los Olivos Street property owner Norman Campbell, May 19, 1964; Jack E. Leaman, Planning Director, recommendation of the Planning Commission to delay rezoning, August 10, 1964.

24. "Council Rejects 2 Zone Changes," SBNP, 30 August 1964. Neighbors complained to the City Council that "any new use would create parking problems and downgrade their residential neighborhood."

25. Ordinance #3002, amending the zoning ordinance providing for C-0 zoning surrounding Cottage Hospital, September 1, 1964; Ordinance #3064, Nelson property at 30 West Arrellaga Street rezoned C-0 medical offices to R-0 restricted offices, August 24, 1965; Ordinance #3091, Louie J. Dreyfus property rezoned R-2 and R-4 to R-0, December 28, 1965.

26. Rezoning Case File: Chapala, Anacapa, Anapamu, and Sola Streets; Ordinance #3105, Martin-Northart property at 211 East Victoria rezoned R-3 (limited-multiple family) to R-0 (limited office), February 8, 1966; Ordinance #3107, rezoned sixty-six properties from C-0 to R-0, February 3, 1966; Ordinance #3109, Vince property at 1618 Chapala rezoned R-4 to C-0, March 22, 1966; Ordinance #3173, Mrs. Gladys L. Kohl's property at 2954 State Street was rezoned from R-2 to R-0, September 6, 1966; Building Permit File: 2206 Oak Park Lane, notice from City Attorney's Office about illegal additions made to the existing duplex; memo from Bruce Thompson, City Planning Director, December 11,



1967. The Planning Department recommended on July 15, 1967 that the area be rezoned R-3 but additional street improvements would have to be made first.

27. Rezoning Case File: Oak Park Lane, statement by Bruce Thompson, City Planning Director, July 10, 1967.

28. "Planners OK Variance for Hospital," SBNP, 6 September 1968. Mrs. Jack Leiter, a member of the Planning Commission, criticized the hospital for not providing enough parking two years earlier when the variance was given. "New Ireland Wing is Dedicated by Cottage Hospital," SBNP, 30 November 1968. The six-story addition also included a new main lobby entrance from Pueblo and Bath Streets.

29. "Hospital Requests to Get Move Study," SBNP, 4 December 1970; Rezoning Case File: Cottage Hospital; Report by Simon Eisner, Planning Consultant, and Bruce N. Thompson, Planning Director, in General Plan Report, p. 86. General Plan Amendment I-70, January 30, 1970, allowed the expansion of the medical center. Ordinance #3220, William L. Buss and Thomas W. Pease property at 2904 and 2910 State Street rezoned R-4 to R-0, May 9, 1967; Ordinance #3251, B. Withers, M.D., and Gordon Smith, M.D.; property at 2950 State Street rezoned R-4 to R-0, October 10, 1967.

30. Rezoning Case File: Cottage Hospital, Research Program (Planning Department, Bruce Thompson, Director, Simon Eisner, Planning

Consultant), 1970. Between 1961 and 1967 5.67 acres of land had been converted for medical facilities at approximately one acre per year. With 23.29 acres left in residential development, it would take twenty-five years to use up all the available land for medical offices and parking lots, according to this study. The report's recommendation was to include land within one block of the hospital in the medical zone.

31. Rezoning Case File: Oak Park Lane, letter from Mr. and Mrs. J. N. Horner, 522 West Los Olivos, June 16, 1970; petition against rezoning signed by forty-seven people, May 11, 1967. Fourteen other residents petitioned the approval of the rezoning. Building Permit File: 1913 Castillo. Owner Ron Uhles demolished two homes to construct a nine-unit apartment in 1970; 2126 Castillo. Owner Frank Serena demolished the existing home to make way for a fourteen-unit apartment complex.

32. "Scharer Confirms Possible Closing of Garfield School," SBNP, 14 May 1972; Robert Nelson Christian, "A Study of the Historical Development of the Santa Barbara School District" (M.S. Project, University of Southern California, 1963), p. 90.

33. Christian., p. 5.; Board of Education Minutes, 18 May 1972. The Board's Desegregation Plan terminated the use of Garfield Schools as an elementary school. "Board Votes Unanimously to Close Garfield, Jefferson," SBNP, 19 May 1972; Richardson interview. Mrs. Richardson has lived at 2418 Castillo Street for

fifty-four years. Interview with Mrs. Oliver Alcorn, 2105 Oak Park Lane, 4 April 1981.

34. "Hospital Parking Lots Approved," SBNP, 5 February 1971; Richardson interview.

35. "City Orders Analysis of Parking at Proposed New Sansum Clinic," SBNP, 5 July 1974; "City Hall-Sansum Saga Continues," SBNP, 1 October 1974; "Sansum Clinic," SBNP, 7 December 1975.

36. "Out Goes the Old," SBNP, 6 January 1977.

37. "\$20 Million Left to 3 Institutions," SBNP, 28 July 1977. Sixty percent of the estate went to Cottage Hospital. "\$31 Million Cottage Hospital Expansion Project Proposed," SBNP, 21 December 1980. "Strict Conditions OK'd; Planners Approve Projects," SBNP, 6 March 1981. Dr. Gregory Dahton's project would include giving free bus tokens to his employees, providing showers and bike racks, organizing car pools, and allowing flexible working hours, which would all help alleviate the traffic and parking problems in the area.

38. Ordinance #4058, Residential Condominium Development, June 10, 1980. The City Council recognized that condominiums were different from apartments and should be considered under a different set of building guidelines.

39. "The Backyard Condominium Boom," Santa Barbara News and Review, 23 December 1980.



40. "SBCC District 'Interested' in Property Switch Project," SBNP, 20 September 1979; "Authority May Buy School Site," SBNP, 20 May 1980; "Board of Education Seeks Meeting on Garfield Future," SBNP, 24 May 1980.

41. "Cottage Hospital, City of Santa Barbara, December 1980," Computer Highlight Analysis (Long Beach, California: Western View Point Research, Inc.). Five hundred people were polled in this study, one hundred from the Cottage Hospital and Oak Park areas and four hundred from other parts of the city. 82 percent of those questioned had a positive response to Cottage Hospital (Table 17). 65.4 percent agreed that larger hospitals provided more advanced medical care (Table 26). 88 percent agreed that self-supporting hospitals should have the opportunity to expand and improve (Table 32). Overall, 60 percent thought it was good to live near a hospital, while 70 percent of the residents in the neighborhood thought it was good to live near the hospital. Older residents also agreed - 56.9 percent - but not as heartily (Table 33).

42. Interview with Mrs. Doris McCarthy, 2410 Castillo Street, 26 March 1981; Interview with Mr. and Mrs. Eugene Martin, 1926 Castillo Street, 27 March 1981. The Martins have lived in the same house for sixty-five years.

## 8. The Eastside

Mary Titcomb

As a city grows, established neighborhoods may be disrupted by freeways, absorbed by expanding commercial sectors, changed by newcomers, and abandoned by long-time residents. Some neighborhoods disappear completely; others remain residential areas but become more densely populated as more homes and apartments are built. Clearly, neighborhoods are fundamental building blocks of a city and its history. This chapter will trace the social and physical evolution of a portion of Santa Barbara's Eastside. It will tell of a working class neighborhood in a growing California town, describing how the residents have contributed to and been affected by decisions about that neighborhood and its future.

Bordered on the west by the stores, restaurants and small businesses on Milpas Street and on the east by the foothills of the Riviera, the Eastside is an unpretentious family neighborhood. Sycamore Creek winds through the lower section of the neighborhood, where trees shade